

October 18, 2006

Planning Board Members: Stanley J. Keysa, Chairman  
Rebecca Anderson  
John P. Gober  
Lawrence Korzeniewski  
Michael Myszka  
Steven Socha  
Melvin Szymanski

Town Board Members: Robert H. Giza  
Daniel Amatura  
Mark A. Montour  
Ronald Ruffino, Sr.  
Donna G. Stempniak

Engineering Consultant: Robert Harris, Wm. Schutt & Associates

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held October 18, 2006. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa  
Planning Board Chairman

SJK:mn  
Encl.

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the eighteenth day of October 2006, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman  
Rebecca Anderson, Chairman  
John Gober, Member  
Lawrence Korzeniewski, Member  
Michael Myszka, Member  
Melvin Szymanski, Member

EXCUSED: Steven Socha, Member

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Jeffrey H. Simme, Building & Zoning Inspector  
Robert Harris, Engineering Consultant - Wm. Schutt & Associates  
John Dudziak, Deputy Town Attorney  
Mary Nowak, Recording Secretary

Meeting called to order by Chair Keysa at 7:34 PM.

#### PLEDGE OF ALLEGIANCE

Motion was made by Melvin Szymanski to approve the minutes from the October 4, 2006 Planning Board Meeting with the following corrections: ACTION ITEMS- PROPOSED CONSTRUCTION OF THE PRESERVE COMMERCIAL PARK AND TRAVEL CENTER- Third paragraph should be labeled: Stormwater -Joseph Cipolla told the Planning Board that the size of the detention ponds shown on the site plan at the front of this parcel will be 1.25 acres which is greatly in excess of the 100-year flood detention; fifth paragraph should be labeled: Floodplain; sixth paragraph, second sentence should read: The wetlands on this property drain into nearby Ellicott Creek and the primary concern is the area upstream along Genesee Street in Bowmansville. Motion was seconded by Michael Myszka and unanimously carried.



## **ACTION ITEMS -**

**SITE PLAN REVIEW - PROPOSED PARK LANE APARTMENTS, 4845 TRANSIT ROAD, 6 BUILDINGS 12 UNITS IN EACH BUILDING. PROJECT NO. 06-228. CONTACT PERSON: MARK DEAN ARCHITECTS.**

Mark Dean, Dean Sutton Architects, and David Huck, owner, presented to the Planning Board the site plan for the Park Lane Apartments on the 16-acre parcel located at 4845 Transit Road directly behind Kohl's Department Store. This project will consist of six apartment buildings. Each building will be 7,000 square feet and will have twelve units. The entire project will be built in one phase. The utilities and sanitary sewers will be tied into the existing complex to the north of this parcel. Drainage will collect in catch basins and the entire site will drain into a retention pond in the middle of the project. This will result in less water draining into the R-1 property to the east of this parcel. Since this project will be pitched inward, all snow storage will drain into the retention pond. Mr. Dean told the Planning Board that the 200-ft. buffer area at the east end of the parcel will be left in a natural state and more trees will be planted. Chair Keysa suggested that the Town Board ask for a drainage easement to this area of the parcel. Mr. Dean stated that there will be curbing in front of the buildings and along the sidewalks. He also explained that a 420-ft. gravel road will be constructed between this parcel and the Kohl's Department Store property. This gravel road will have a locked gate and will be used for emergency vehicles. Although the property to the south of this parcel is currently undeveloped, a stub street will be built as part of this project for a possible future connection.

## **DETERMINATION**

Based on the information provided to the Planning Board, Rebecca Anderson made a motion to recommend approval of the site plan to the Town Board. Motion was seconded by John Gober and unanimously carried.

**SITE PLAN REVIEW - PROPOSED ALDI FOOD STORE, 4737 WILLIAM ST. CONSTRUCTION OF A 17,143 SQ. FT. FOOD STORE. PROJECT. NO. 8217. CONTACT PERSON: TANNER LETO, JR**

Member Myszka recused himself from this project. The company that he works for has dealt with Aldi Food Stores at other locations.

Chair Keysa told the Planning Board that he had represented the previous owner of the property located at 4733 William Street, and that if there were any question as to whether he should recuse himself from this project, he would. The Deputy Town Attorney and the other Planning Board members unanimously agreed that there was no problem with Chair Keysa remaining as Chair for the presentation of this project.

Leto Tanner, Jr., Genesee Engineering, Joseph Cipolla, Bella Vista, William Szawranskyj, Genesee Engineering, and Pat Cipolla presented to the Planning Board the site plan for the proposed 17,143 sq. ft. Aldi Food Store. The one-story masonry building will be located in front of the Flix Theatres at 4737 William Street. The plan meets and exceeds all building setbacks and includes 19.7% greenspace. It also shows 109 parking spaces. The existing driveway on William Street will be moved to the west to align with the driveway to the proposed Walmart development across William Street. The driveway will be located approximately 700 feet from the Transit Road/William Street intersection. William Street, east of Transit Road is in the process of being widened. Joseph Cipolla explained to the Planning Board that the driveway entrance on William

Street will be signalized. However, this signalization is subject to the construction of the Walmart project, and this project is subject to that signalization. As a result, this project cannot go forward until the signalization at the William Street driveway entrance is completed when construction of the Walmart project has begun. Joseph Cipolla also stated that road widening and infrastructure will begin when construction of this project begins as per the existing agreement with the Town of Lancaster. Chair Keysa asked Dep. Town Attorney John Dudziak to provide the Planning Board with a copy of that agreement from the Town Attorney's office. Chair Keysa also referred to com. 10-18-09 from Robert Harris of Wm. Schutt & Assoc. regarding comments concerning this project. Mr. Szawranskyj told the Planning Board that these concerns are technicalities that will all be corrected. There was some discussion regarding the need to adjust the islands in the parking lot shown on the site plan to accommodate tractor trailers that will be backing up to the loading dock. Joseph Cipolla stated that deliveries will be done by mid-size trucks and no tractor trailers will be making deliveries to this store. He also said that the calculations for the turning radius were prepared by the engineering company. The Planning Board asked the applicant to provide the Town Engineer with additional traffic pattern information. Councilmember Donna Stempniak told the applicant that the height of the light standards cannot exceed 15 feet and must have flatlenses. She also stated that her colleagues on the Town Board would prefer the footprint of the building be flipped. Mr. Cipolla stated that at the time when the project for the gourmet grocery was originally presented to the Planning Board in May 2005, the Planning Board requested that the building shown on that plan be flipped. Since that time, the building shown on this site plan has been flipped and he feels this is a safer design.

Member Korzeniewski asked the applicant why the gourmet grocery store presented at the May 5, 2005 Planning Board meeting has now become an Aldi Food Store. He reminded the applicant about the discussion regarding exactly what type of store would be built, as that would affect the participation of Member Myszka, and that the applicant assured the Planning Board that this project would be a gourmet grocery and not an Aldi Food Store. Joseph Cipolla explained that the Mr. Silenzi, the original proposed tenant planned to build a gourmet grocery store, but since that time his pasta manufacturing business has been very successful in St. Catharines, Ontario, Canada and he has pursued wholesale business. In the interim Aldi Food Store expressed an interest in this location. He assured the Planning Board that there was no deception on his part.

## DETERMINATION

At the request of the applicant, this project will be adjourned to the November 1, 2006 Planning Board meeting. Applicant will provide Town Engineer, Robert Harris, Wm. Schutt & Associates with additional information regarding traffic flow. The Planning Board is also waiting for comments from General Crew Chief regarding this project. Motion to adjourn this project was made by Rebecca Anderson, seconded by Melvin Szymanski and unanimously carried.

## OTHER MATTERS -

Member Anderson told the Planning Board that she will be unable to attend the next Planning Board meeting on Wednesday, November 1, 2006.

At 9:12 PM Rebecca Anderson made a motion to adjourn the meeting. Motion seconded by Lawrence Korzeniewski and unanimously carried.